



STANTON IP31 2BG
SENTINEL
PARK

A development by

EQUATION | **BRIDGES**
PROPERTIES | Fund Management

A new industrial and open storage development

Flexible unit sizes available up to 630,000 sqft

Flexible open storage plots available up to 1.78m sqft

Available leasehold or freehold

SENTINEL PARK, SUMMER ROAD,
BURY ST EDMUNDS, SUFFOLK, IP31 2BG

SENTINEL PARK STANTON IS A NEW INDUSTRIAL AND OPEN STORAGE DEVELOPMENT LOCATED IN STANTON, WEST SUFFOLK. THE SITE IS SITUATED JUST SOUTH OF THE A143 ON SUMMER ROAD. THE A143 OFFERS EXCELLENT CONNECTIVITY TO ALL MAJOR SURROUNDING ROAD NETWORKS.



OFFER

Four units, up to 630,000 FT², totalling over 1 million FT².



LOCATION

Easy access to the A143, A14, M11, A11, A1(M), M25, M1, M6 and the Port of Felixstowe



SUSTAINABLE

BREEAM 'Excellent'
EPC A rating.



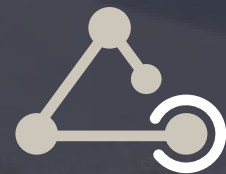
FUTURE PROOF

EV charging points to future proof occupiers' ongoing requirements and occupational needs.



ESTATE

Enhanced quality private estate with landscaped environment.



CONNECTIVITY

Proximity to major airports, Ports and transport networks.

The site extends to 63 acres and offers flexible industrial unit sizes up to 630,000 SQFT and open storage plots up to 1.78m SQFT. The scheme is situated on the A143, which provides excellent connectivity to the A14 (11 miles). The A14 provides direct access to key motorways such as the M11, A11, A1(M), M25, M1 and M6.

INDICATIVE INDUSTRIAL MASTERPLAN

UNIT SPECS (GIA) SQ FT

UNIT 1	631,475	UNIT 3	215,270
UNIT 2	146,615	UNIT 4	31,390

Sentinel Park provides flexible unit sizes up to 631,475 sq ft. While the masterplan illustrates just one potential iteration of the scheme, all units remain flexible in design and Sentinel Park can accommodate various bespoke solutions that may be required by occupiers.



WAREHOUSE

- 50 kN/m² Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- UP TO 18M Haunch Height

EXTERNAL

- 45M Min Yard Depth
- EV Parking Bays
- Secured Entrances Independent Gates
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

UNIT 1	SQ FT	HGV PARKING	140
WAREHOUSE AREA	609,000	CAR PARKING SPACES	500
OFFICE AREA	12,175	LOADING DOCKS	52
TRANSPORT OFFICE	10,000	LEVEL ACCESS	8
GATEHOUSE	300	HAUNCH HEIGHT (M)	18
TOTAL AREA (GIA)	631,475	YARD DEPTH (M)	50
		FLOOR LOADING (KN/M2)	50

UNIT 2	SQ FT	HGV PARKING	35
WAREHOUSE AREA	139,000	CAR PARKING SPACES	128
OFFICE AREA	7,315	LOADING DOCKS	16
TRANSPORT OFFICE	300	LEVEL ACCESS	2
TOTAL AREA (GIA)	146,615	HAUNCH HEIGHT (M)	15
		YARD DEPTH (M)	50
		FLOOR LOADING (KN/M2)	50





UNIT 3	SQ FT	HGV PARKING	81
WAREHOUSE AREA	201,850	CAR PARKING SPACES	203
OFFICE AREA	10,620	LOADING DOCKS	20
TRANSPORT OFFICE	2,500	LEVEL ACCESS	4
GATEHOUSE	300	HAUNCH HEIGHT (M)	18
TOTAL AREA (GIA)	215,270	YARD DEPTH (M)	50-65
		FLOOR LOADING (KN/M2)	50

UNIT 4	SQ FT	CAR PARKING SPACES	20
WAREHOUSE AREA	25,900	LEVEL ACCESS	2
OFFICE AREA	5,490	HAUNCH HEIGHT (M)	12.5
TOTAL AREA (GIA)	31,390	YARD DEPTH (M)	45
		FLOOR LOADING (KN/M2)	50

INDICATIVE OPEN STORAGE MASTERPLAN

AREA 1	875,429 SQ FT	20.09 ACRES
AREA 2	404,723 SQ FT	9.29 ACRES
AREA 3	504,827 SQ FT	11.59 ACRES

SPECIFICATION

 50 kN/m ² Floor Loading	 Secured Entrances Independent Gates	 Perimeter Paladin Estate Fencing
 EV Parking Bays	 Gatehouse	



Sentinel Park can provide flexible open storage plots up to 1.78m SQ FT / 40.97 acres. The masterplan illustrates one potential iteration of the scheme. However, all plot designations remain flexible and can be shifted to suit occupier requirements.



UNIT 1
631,475 SQ.FT

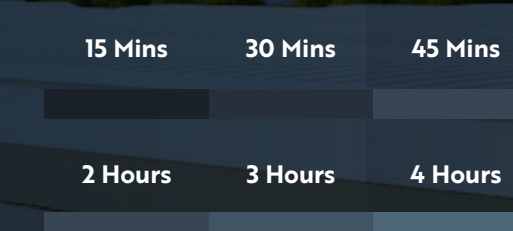


UNIT 2

UNIT 4

UNIT 3

UNIT 2 146,615 SQFT
UNIT 3 215,270 SQFT
UNIT 4 31,390 SQFT



STRATEGIC



PLACES

	DISTANCE	JOURNEY
A14	11 MILES	18 MINS
BURY ST EDMUNDS	13 MILES	22 MINS
IPSWICH	28 MILES	41 MINS
A12	30 MILES	36 MINS
NORWICH	33 MILES	50 MINS
CAMBRIDGE	40 MILES	58 MINS
COLCHESTER	44 MILES	1 HOUR
CHELMSFORD	67 MILES	1 HR 23 MINS
LONDON M25	72 MILES	1 HR 18 MINS
PETERBOROUGH	80 MILES	1 HR 30 MINS
LONDON	94 MILES	2 HRS 1 MIN
M1	102 MILES	1 HR 48 MINS
LEICESTER	109 MILES	2 HRS 17 MINS
NOTTINGHAM	129 MILES	2 HRS 35 MINS
BIRMINGHAM	136 MILES	2 HRS 24 MINS
LEEDS	190 MILES	3 HRS 29 MINS
MANCHESTER	218 MILES	3 HRS 57 MINS

AIRPORTS

	DISTANCE	JOURNEY
NORWICH	32 MILES	50 MINS
STANSTED	60 MILES	1 HR 9 MINS
LUTON	77 MILES	1 HR 38 MINS
SOUTHEND	82 MILES	1 HR 40 MINS
LONDON CITY	87 MILES	1 HR 41 MINS
GATWICK	124 MILES	2 HRS 10 MINS

RAIL FREIGHT

	DISTANCE	JOURNEY
PORT OF FELIXSTOWE RFT	43 MILES	52 MINS
DAVENTRY INTERNATIONAL RFT	111 MILES	2 HRS 2 MINS
HAMS HALL	131 MILES	2 HRS 19 MINS
MARITIME RFT	134 MILES	2 HRS 22 MINS

PORTS

	DISTANCE	JOURNEY
FELIXSTOWE	43 MILES	52 MINS
HARWICH	56 MILES	1 HR 10 MINS

SUSTAINABILITY

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



A Rating for excellent energy performance.

NATURAL LIGHT



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



Charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

PORT OF FELIXSTOWE

Sentinel Park is located within an hour of **the Port of Felixstowe**, the UK's largest and busiest container port, capturing some **48%** of the nations containerised trade.

Busiest port in the UK

Over 4 million containers (TEUs) handled per annum

Over 3,000 ships per annum

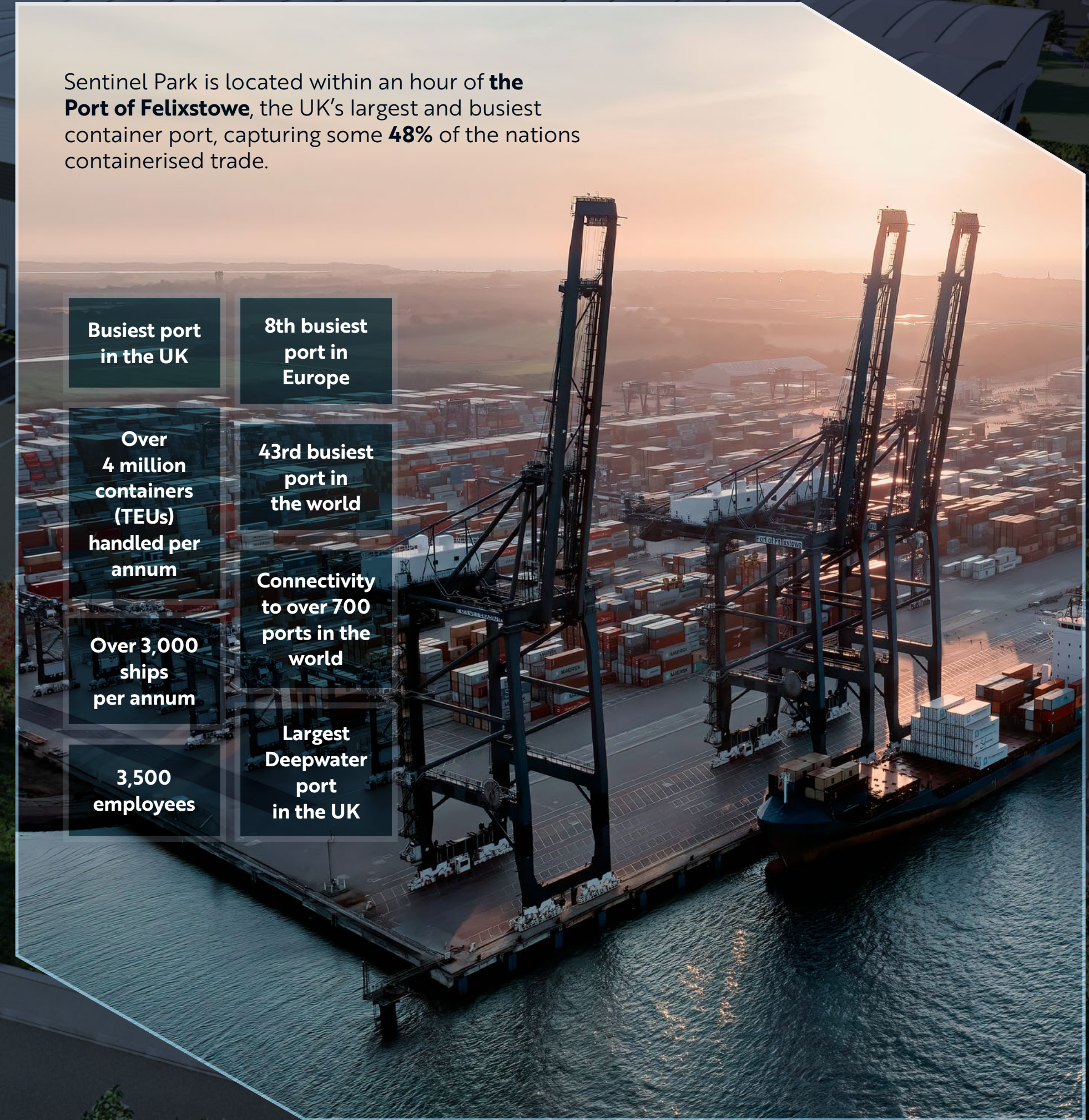
3,500 employees

8th busiest port in Europe

43rd busiest port in the world

Connectivity to over 700 ports in the world

Largest Deepwater port in the UK



PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



DEMOGRAPHICS

97,797

working age population within a 30-min drive

250,113

working age population within a 45-min drive

487,009

total population within a 45-min drive

190,661

total population within a 30-min drive

5,715

people are unemployed within a 45-min drive

SKILLED

Sentinel Park benefits from a large working age population of 97,797 within a 30-min drive and 250,113 within a 45-min drive. Weekly wages for this group are lower than national and regional averages. 5,751 people are unemployed within a 45-min drive which illustrates an immediately available labour supply.

WEEKLY EMPLOYEE WAGE



SENTINEL PARK STANTON – IP31 2BG

CONTACT FOR MORE INFORMATION



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PARTNERS

A DEVELOPMENT BY
EQUATION
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



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Bridges is a specialist private markets investor with almost 20 years of experience investing in property solutions that help to reduce carbon emissions, revitalise business spaces and regenerate communities.



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LOCATION

GHOST.RECITAL.TAKEOVER



what3words

SENTINEL PARK, SUMMER ROAD, BURY ST EDMUNDS, SUFFOLK, IP31 2BG

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